

IN RE: PETITION FOR VARIANCE  
SE/Corner Belair Road and Verdel Road  
(8843 Belair Road)  
11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District

First Mariner Bank  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-254-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, First Mariner Bank, by Kenneth C. Jones, Vice President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners seeks relief from Section 450.5.B.9.a and 9.b to permit two wall-mounted signs to project 36 inches from a wall in lieu of the maximum allowed 18 inches, to permit said signs to extend above the eaves of the building, and to amend the previously approved site plan in prior Case No. 98-411-SPHA, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Kenneth Jones, Vice President of First Mariner Bank, owner of the subject property, Melanie Moser, a representative of Daft-McCune-Walker, Inc., who prepared the site plan of this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.473 acres, more or less, predominantly zoned B.L. with a small sliver of D.R. 5.5 zoned land to the rear of the property. The site is improved with a two-story bank with drive-through facility which was approved pursuant to the Order issued in prior Case No. 98-411-SPHA. In that case,

ORDER RECEIVED FOR FILING

Date

By

the Petitioners also sought variance relief for a sign package that included two roof-mounted signs of 94 sq.ft. each. However, due to the opposition expressed at that hearing by representatives of the Perry Hall Improvement Association and the negative comments by the Office of Planning, the variance request was denied. The Petitioners have since met with community representatives and the Office of Planning and have developed a new sign package which has gained the approval of all parties, as evidenced by the revised comments submitted by the Office of Planning, and attachments thereto, dated January 22, 1999. Thus, the Petitioners now come before me seeking the variance relief set forth herein and an amendment to the previously approved site plan to reflect the newly proposed sign package, in accordance with Petitioner's Exhibit 1. However, because the proposed signs will project out from the building in excess of that permitted by the regulations, and beyond the eave of the roof, the requested variances are necessary in order to proceed as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).


After due consideration of the testimony and evidence presented, and the fact that the proposed sign package is supported by the surrounding community and the Office of Planning, I

am persuaded to grant the requested variances. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will result in a practical difficulty and unreasonable hardship for the Petitioner. In my view, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9<sup>th</sup> day of February, 1999 that the Petition for Variance seeking relief from Section 450.5.B.9.a and 9.b to permit two wall-mounted signs to project 36 inches from a wall in lieu of the maximum allowed 18 inches, to permit said signs to extend above the eaves of the building, and to amend the previously approved site plan in prior Case No. 98-411-SPHA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 2/9/99  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

February 9, 1999

Deborah C. Dopkin, Esquire  
409 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
SE/Corner Belair Road and Verdel Road  
(8843 Belair Road)  
11th Election District – 5th Councilmanic District  
First Mariner Bank - Petitioner  
Case No. 99-254-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Kenneth C. Jones, Vice President, First Mariner Bank  
1801 S. Clinton Street, Baltimore, Md. 21224  
Mr. Bill Libercci, Perry Hall Improvement Association  
P.O. Box 63, Perry Hall, Md. 21128

People's Counsel; Case File





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8843 Belair Road  
which is presently zoned BL & DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

practical difficulty and such other reasons as will be presented at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Deborah C. Dopkin

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, #920 (494-8080)

Address

Telephone No.

Towson, Maryland

21204

City

State

Zip Code

Case No. 99-254-A

REV 9/15/98

## Legal Owner(s):

First Mariner Bank

Name - Type or Print

By:

Signature

Kenneth C. Jones, Vice President

Name - Type or Print

Signature

1801 S. Clinton Street

Address

Telephone No.

Baltimore, Maryland

21224

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 12-18-98

ORDER RECEIVED FOR FILING

Date

By

1. 450.5.B.9.a, to allow 2 wall mounted signs to project 36" from a wall in lieu of the permitted 18";

2. 450.5.B.9.b, to allow the signs to extend above the eaves of the building as shown on the site plan; and

3. to modify Case No. 98-411-SPHA

254

ORDER RECEIVED FOR FILING

Date

By

2/6/99

*[Signature]*

Description  
To Accompany Petition for  
Zoning Variance and Special Hearing  
0.321 Acre Parcel  
East Side of Belair Road (U.S. Route 1)  
South Side of Verdel Road

254

Eleventh Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
<http://www.dmw.com>  
410 296 3333  
Fax 410 296 4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Belair Road (70 feet wide) with the centerline of Verdel Road (45 feet wide) (1) Southeasterly along the centerline of Verdel Road 33 feet, more or less, thence at a right angle to said Verdel Road (2) Southwesterly 22.5 feet, more or less, to the point of the beginning, said point of beginning being on the southeast side of Belair Road, thence leaving said beginning point and running with the southeast side of Belair Road (1) South 42 degrees 45 minutes 54 seconds West 70.00 feet, and thence leaving the southeast side of said Belair Road and running the two following courses and distances, viz: (2) South 53 degrees 23 minutes 03 seconds East 200.00 feet, and thence (3) North 42 degrees 45 minutes 54 seconds East 70.00 feet to intersect the southwest side of Verdel Road, thence running with the southwest side of Verdel Road (4) North 53 degrees 23 minutes 03 seconds West 200.00 feet to the point of the beginning; containing 0.321 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES  
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE

March 20, 1998

Project No. 97086 (L97086)



99-254-A

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-254-A  
8843 Belair Road  
SEC Belair and Verdel Roads  
11th Election District  
5th Councilmanic District  
Legal Owner(s): First Mariner Bank

Variance: to allow 2 wall-mounted signs to project 36 inches from a wall in lieu of the permitted 18 inches; to allow the signs to extend above the eaves of the building as shown on the site plan; and to modify case number 98-411-SPHA.

Hearing: Tuesday, January 26, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Besley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-4388.  
(2) For information concerning the file and/or hearing, Please Call (410) 887-3381.

1/012 Jan. 7 0282507

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/7/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/7/, 1999.

**THE JEFFERSONIAN,**

*A. Henrichson*  
LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARY ID  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Item No. 059176

DATE 12-18-98 ACCOUNT R-001-6150

AMOUNT \$250.00

RECEIVED FROM: S. C. DePina

FOR: Commercial Variance Filing Fee.  
8843 Belair Rd.

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
12/18/1998 12/18/1998 09:24:25  
REG 0006 CASHIER WML MRJ DRAGLIN  
MISCELLANEOUS CASH RECEIPT  
Receipt # 058812  
CR NO. 059176

250.00 CHECK  
Baltimore County, Maryland

99-254-A

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 99-254-A

Petitioner/Developer: \_\_\_\_\_

FIRST MARINER BANK

Date of Hearing/Closing: 1/26/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

8843 BELAIR ROAD

SEL BELAIR & VERDEL ROADS

The sign(s) were posted on JANUARY 11, 1999  
(Month, Day, Year)

Sincerely,

Brian Kowalczyk 1/13/99  
(Signature of Sign Poster and Date)

BRIAN KOWALCZYK  
(Printed Name)

200 E. PENNSYLVANIA AVE.  
(Address)

TOWSON, MD 21286  
(City, State, Zip Code)

410-296-3333  
(Telephone Number)



RE: PETITION FOR VARIANCE  
8843 Belair Road, SEC Belair and Verdel Rds,  
11th Election District, 5th Councilmanic

Legal Owners: First Mariner Bank

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-254-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 31<sup>st</sup> day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 23, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-254-A  
8843 Belair Road  
SEC Belair and Verdel Roads  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: First Mariner Bank

Variance to allow 2 wall-mounted signs to project 36 inches from a wall in lieu of the permitted 18 inches; to allow the signs to extend above the eaves of the building as shown on the site plan; and to modify case number 98-411-SPHA.

HEARING: Tuesday, January 26, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Arnold Jablon  
Director

c: Deborah C. Dopkin, Esquire  
First Mariner Bank

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 11, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
January 7, 1999 Issue – Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esquire  
409 Washington Avenue  
Suite 920  
Towson, MD 21204

410-494-8080

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-254-A  
8843 Belair Road  
SEC Belair and Verdel Roads  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: First Mariner Bank

Variance to allow 2 wall-mounted signs to project 36 inches from a wall in lieu of the permitted 18 inches; to allow the signs to extend above the eaves of the building as shown on the site plan; and to modify case number 98-411-SPHA.

HEARING: Tuesday, January 26, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-254-A

Petitioner: 1ST MARINER BANK

Address or Location: 8843 BELAIR RD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: DEBORAH C DOPKIN, ESQ

Address: 409 WASHINGTON AVE ST. 920  
TOWSON, MD 21204

Telephone Number: 410 494-8080

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-254-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A Variance to allow 2' wall mounted signs to project 36" from a wall in lieu of the permitted 18" and to allow the signs to extend above the eaves of the building as shown on the site plan (which modifies Case No. 98-411-SPHA).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

December 31, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 28, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

246, 247, 248, 250, 251, 253, and 254

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File






B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date: December 29, 1998

FROM:  Robert W. Bowling, Supervisor  
              Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
          for December 28, 1998  
          Item Nos. 246, 247, 248, 249, 250,  
          253, and (254)

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1228.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has  
**no comments** for the following Zoning Advisory Committee Items:

Item #'s:

246

247

249

250

251

253

254

Serial  
1/26

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 11, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** 8843 Belair Road

### INFORMATION:

**Item Number:** 254

**Petitioner:** First Mariner Bank

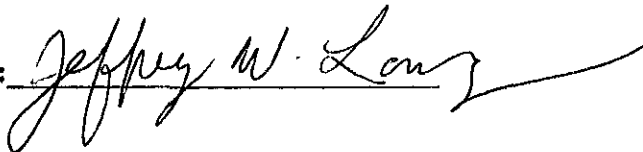
**Zoning:** BL and DR 5.5

**Requested Action:** Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the variance request to allow roof top signs along the two building faces of the 1<sup>st</sup> Mariner Bank building because roof signs are expressly prohibited. The subject request differs very little from the initial Petition for Variance that was denied in Case No. 98-411-SPHA.

**Section Chief:**



AFK/JL:



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 12.28.94

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 254

JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DEBORAH DOPKIN

409 WASHINGTON AVE 21204

KEN JONES

1801 S. Clinton St. 21224

MELANIE MOSER

DMW  
200 E. Pennsylvania Ave 21218





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 20, 1999

Deborah C. Dopkin, Esq.  
409 Washington Avenue, Suite 920  
Towson, MD 21204

RE: Item No.: 254  
Case No.: 99-254-A  
Location: 8843 Belair Road

Dear Ms. Dopkin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 18, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

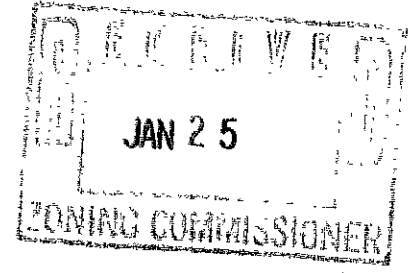
Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



DEBORAH C. DOPKIN, P.A.  
ATTORNEY AT LAW  
409 WASHINGTON AVENUE, SUITE 920  
TOWSON, MARYLAND 21204  
TELEPHONE 410-494-8080  
FACSIMILE 410-494-8082  
e-mail dbdop@erols.com

*See 1/26*



DEBORAH C. DOPKIN

January 22, 1999

**VIA FACSIMILE TRANSMISSION**

Mr. Jeff Long  
Section Chief  
Office of Planning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

**RE: Case No. 99-254-A  
8843 Belair Road - First Mariner Bank**

Dear Mr. Long:

This is to confirm our conversation of Thursday, January 21<sup>st</sup> regarding the pending sign variance for First Mariner Bank at the above captioned location.

Subsequent to your having written the comment that is included in the Zoning Advisory Committee correspondence, your staff reviewed the revised treatment for the signs at this location. You were further made aware that First Mariner Bank has worked with the Perry Hall Improvement Association to achieve the proposed sign treatment rather than an alternate (but less desirable) treatment that would require no variances.

At the conclusion of our conversation, you indicated that the Planning Office has reconsidered its position and has withdrawn its negative comments applicable to the subject variances. I would appreciate your communicating this information to the Zoning Commissioner prior to the hearing which is scheduled for Tuesday, January 26, 1999.

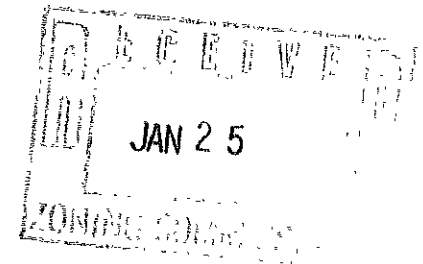
Thank you for your prompt attention to this matter.

Very truly yours,

*Deborah C. Dopkin*  
Deborah C. Dopkin

DCD/kmc

cc: Zoning Commissioner for Baltimore County  
Mr. Kenneth Jones (via fax)  
Ms. Melanie Moser (via fax)  
Perry Hall Improvement Association (w/encl.)





Ref Ex 3

Perry Hall Improvement Association  
P.O. Box 63  
Perry Hall, Md. 21128  
Attn: Mr. Bill Libercci  
President

September 18, 1998

Dear Mr. Libercci;


Thank you again for allowing First Mariner Bank to speak with your organization last night. It is now and always has been our goal to work with our surrounding communities and have our services and buildings fit within their framework.

As requested, please allow this letter to serve as our agreement that our variance is only to move the existing signage to the bottom of the roof line. We are not going to increase the amount of signage, or increase the size of the signage.

Thank you for your phone call advising that your organization has approved our plan for relocating the signs to the bottom of the roof line.

I will contact the county and proceed with the process of having the signs moved.

Sincerely;  
First Mariner Bank

  
Kenneth C. Jones  
Vice President - Facilities



DEBORAH C. DOPKIN, P.A.  
ATTORNEY AT LAW  
409 WASHINGTON AVENUE, SUITE 920  
TOWSON, MARYLAND 21204  
TELEPHONE 410-494-8080  
FACSIMILE 410-494-8082  
e-mail dbdop@erols.com

*Pet Ex 2*

DEBORAH C. DOPKIN

December 22, 1998

Perry Hall Improvement Association  
P.O. Box 63  
Perry Hall, Maryland 21128  
Attention: Bill Libercci, President

**RE: 1<sup>st</sup> Mariner Bank  
8843 Belair Road  
Petition for Variance**

Dear Mr. Libercci:

At the request of Ken Jones of 1<sup>st</sup> Mariner Bank, I am writing to advise you that the Petition for Variance in the above captioned matter was filed on December 18, 1998. The Petition, zoning description and plan are enclosed for your reference.

As you will note, the plan and the proposed signs are consistent with the drawing presented to the Improvement Association and are mounted on the wall of the building, but extend out from the wall above the eave of the roof (thereby necessitating the variances). It is the intention that these signs will replace the two large wall mounted signs on the corresponding sides of the building where the new signs are proposed.

If you should have any questions regarding this matter, please do not hesitate to call either me or Ken Jones. As soon as we are advised of a hearing date by the Baltimore County Office of Permits and Development Management, we will inform you.

Best wishes for a happy holiday season.

Very truly yours,

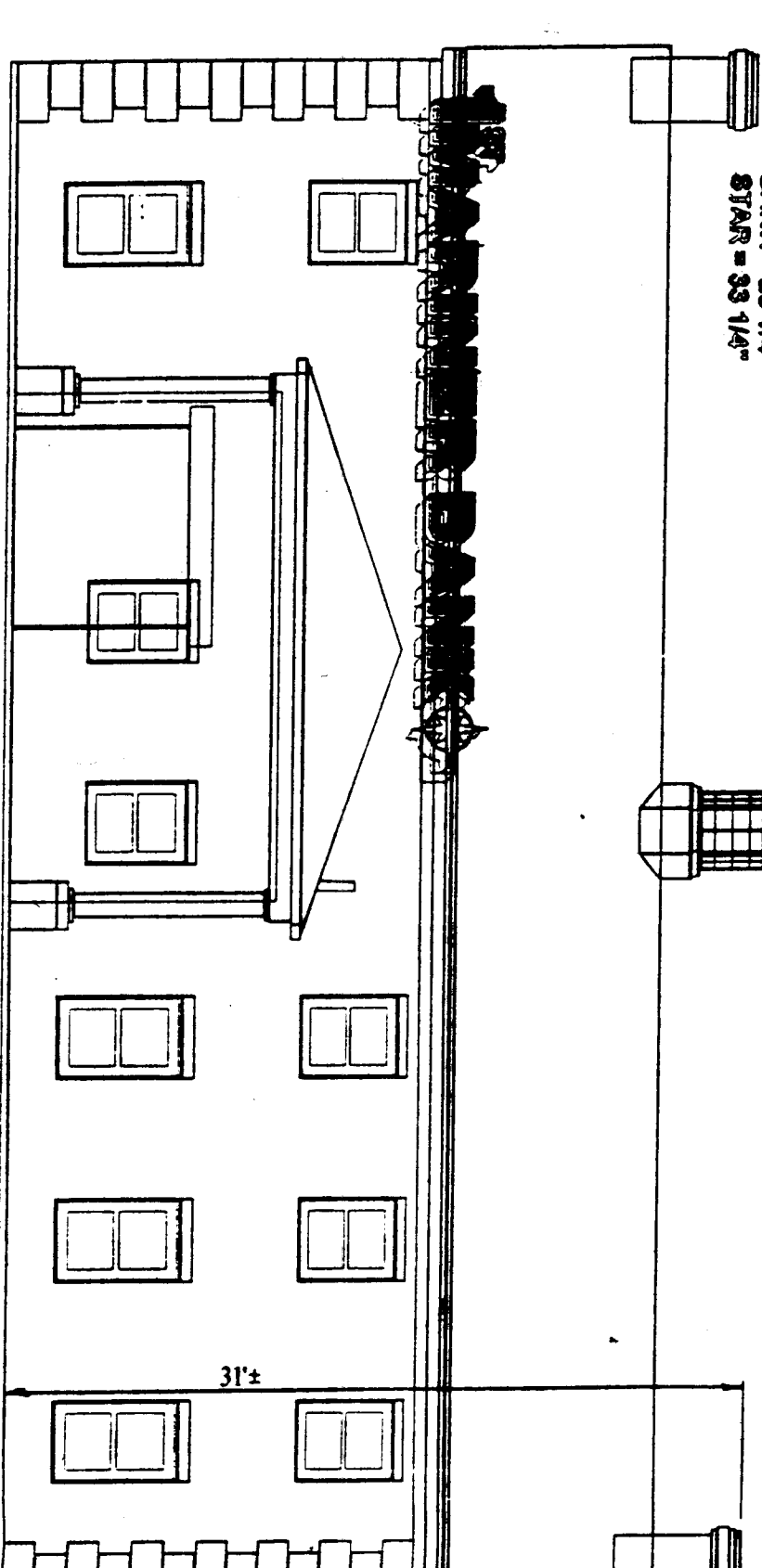
  
Deborah C. Dopkin

DCD/kmc  
cc: Mr. Kenneth C. Jones

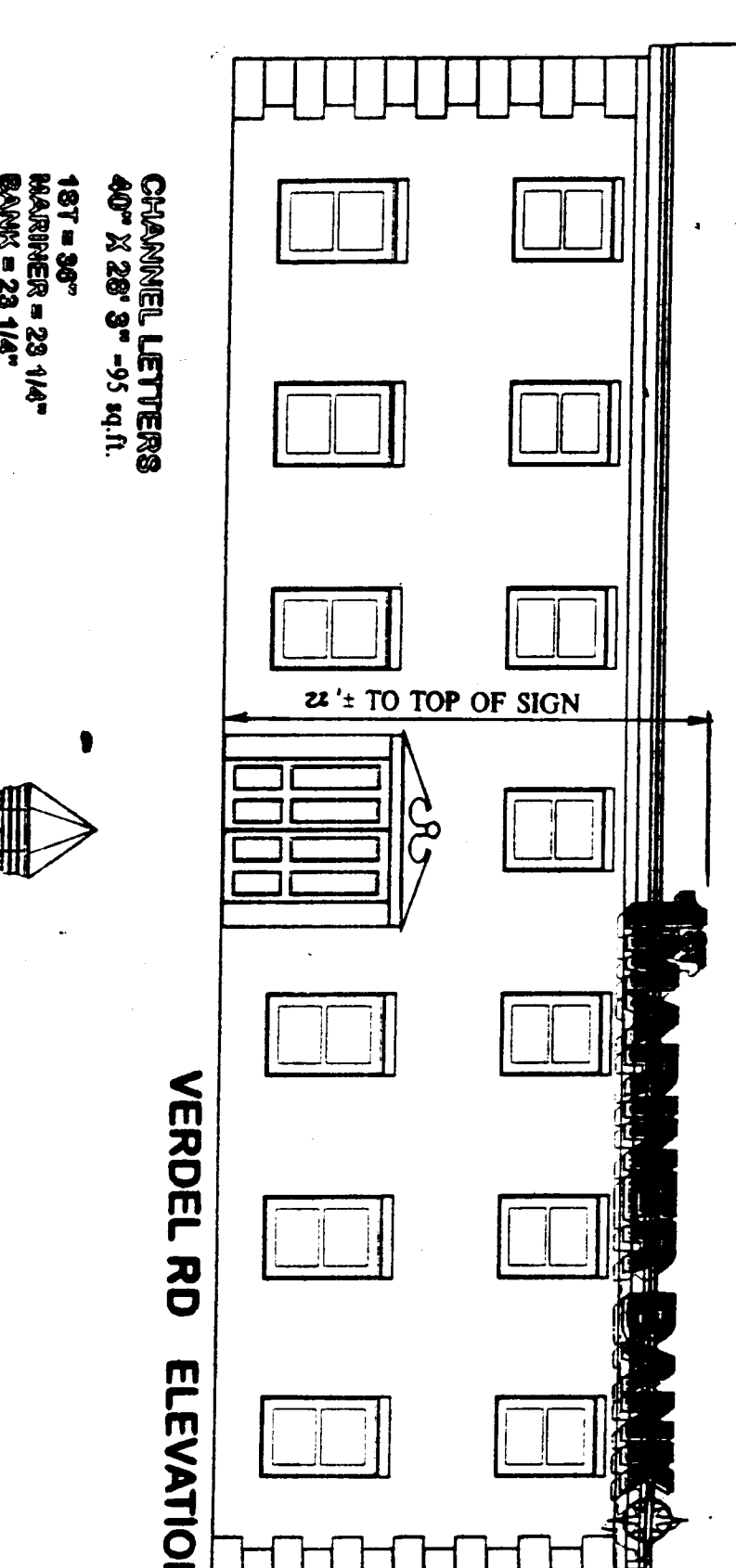
C:\docs\kmc\DCD\LETTERS\Libercci Bill

NORTH (VERDEL ROAD)  
AND SOUTH (DRIVE-THRU)

DRIVE-THRU ELEVATION



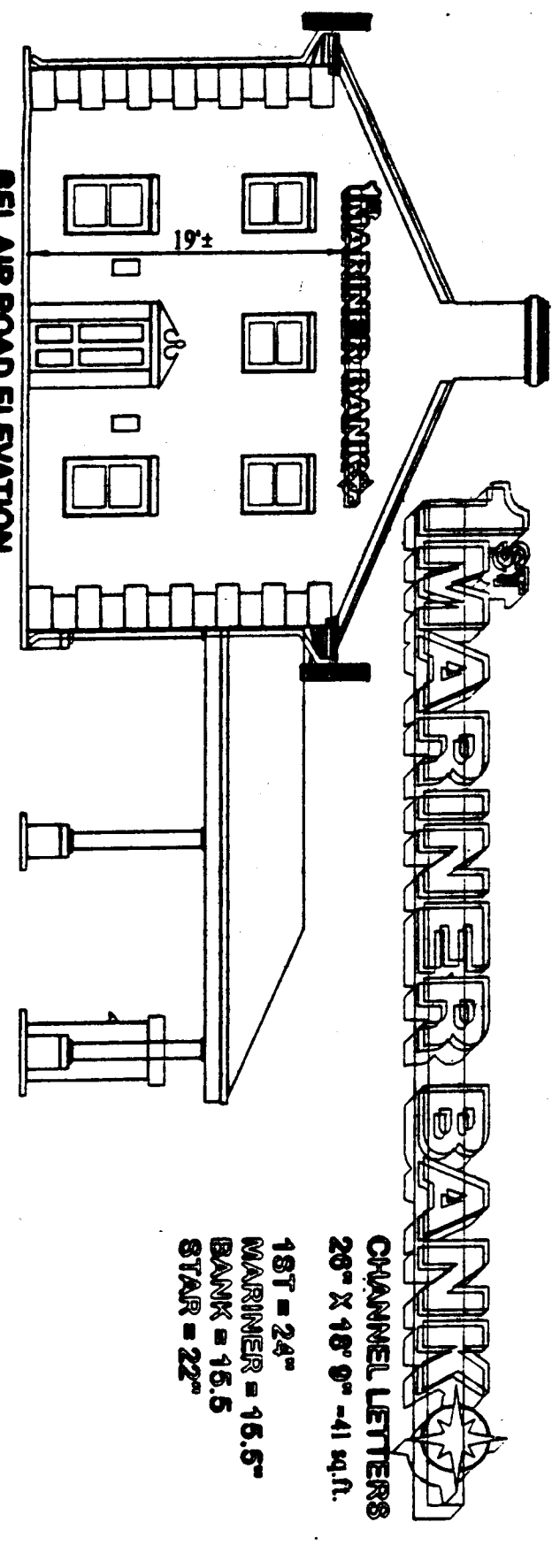
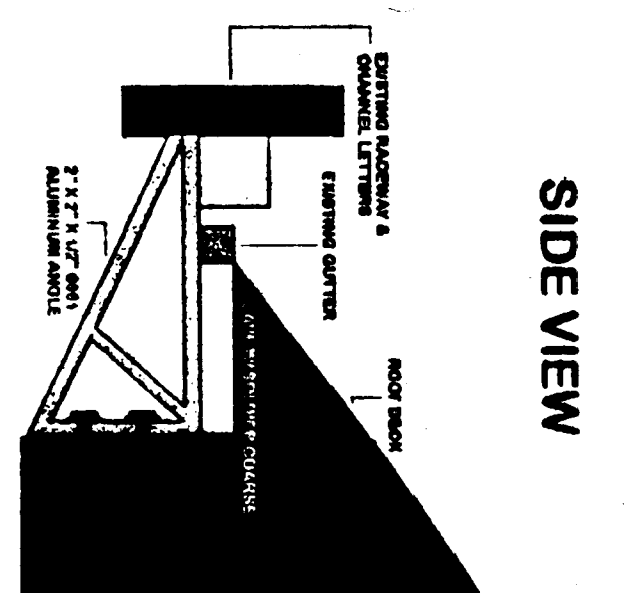
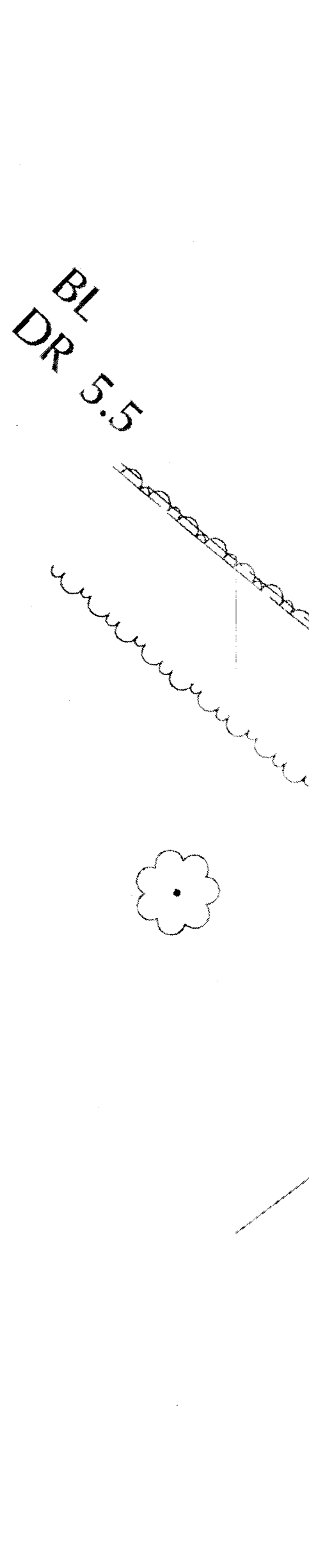
VERDEL RD ELEVATION



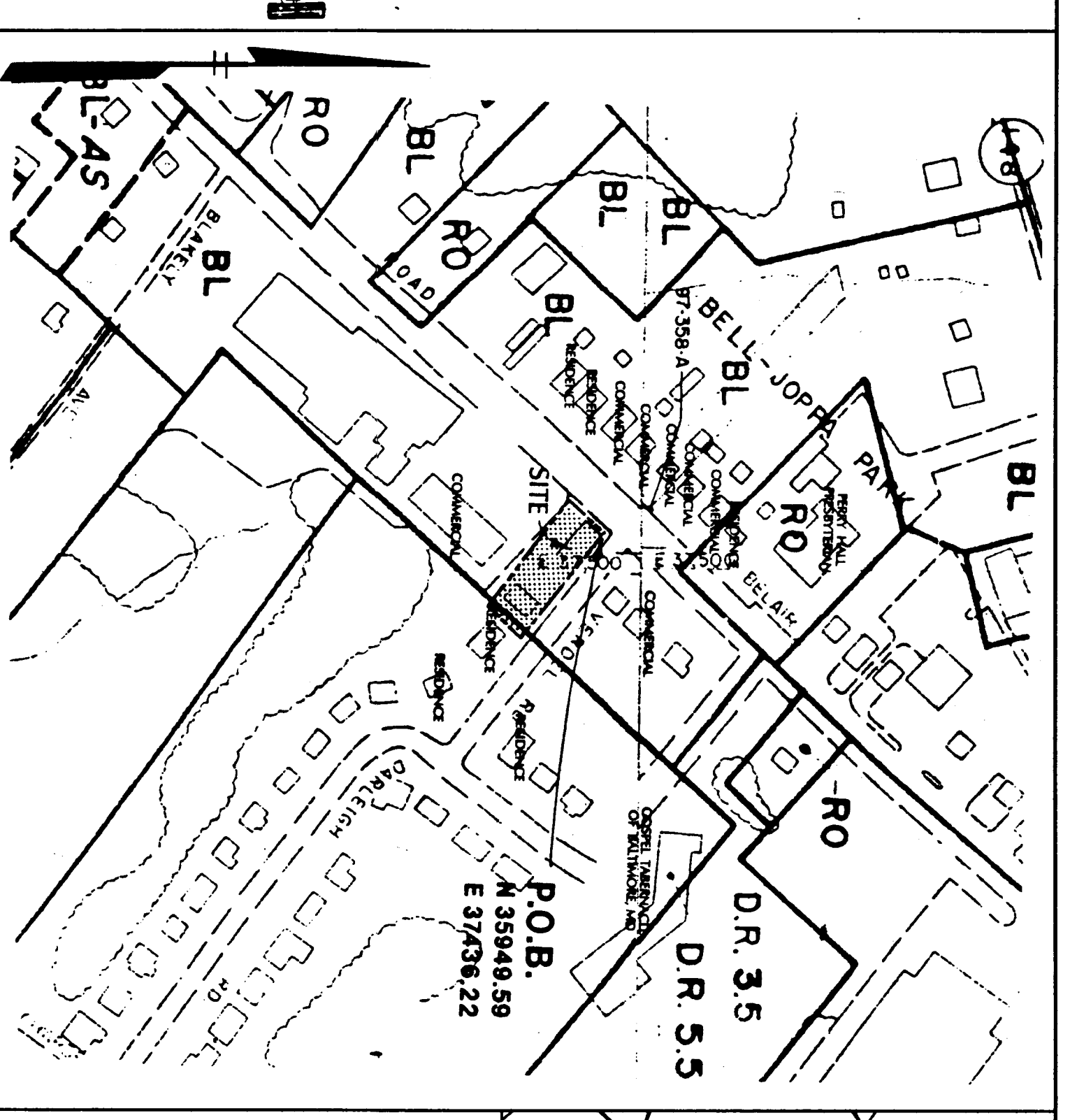
CHANNEL LETTERS  
40' x 28' 3" x 1/4"  
MATERIAL - 23 1/4"  
GLASS - 23 1/4"  
STEEL - 23 1/4"

CHANNEL LETTERS  
40' x 28' 3" x 1/4"  
MATERIAL - 23 1/4"  
GLASS - 23 1/4"  
STEEL - 23 1/4"

PLAN  
SCALE: 1" = 20'



EAST AND WEST (BLAIR ROAD)  
ELEVATION VIEWS  
N/S



Zoning History:

NOTE: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY that the 27th day of July, 1998 that the Petition for Special Use Variance to the Zoning Ordinance of Baltimore County, Maryland, for the proposed 1st Mariner Bank building, located at the intersection of Verdel Road and Blair Road, be and is hereby granted, and the Petition for Variance seeking relief from Section 405.5.3.1 of the Baltimore County Zoning Ordinance (B.C.Z.O.) to permit two (2) 94 sq. ft., roof-mounted signs, be and is hereby denied; and, IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 405.5.3.1 of the B.C.Z.O. to permit two (2) 12 sq. ft. signs mounted on drive-thru, be and is hereby granted; and, IT IS FURTHER ORDERED that the two larger signs of 94 sq. ft. each, are prohibited to remain as they presently exist, i.e., and mounted on the side of the existing building.

Deputy Zoning Commissioner  
Baltimore County

LEGEND

- EXISTING BUILDING
- EXISTING DRIVE-THRU SIGNAGE
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE EAST ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE WEST ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE SOUTH ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE NORTH ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE EAST ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE WEST ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE SOUTH ELEVATION
- EXISTING DRIVE-THRU SIGNAGE REQUESTED SEE NORTH ELEVATION

DATE: 10/10/98

PRINTED  
DEC 10 1998

DRAFTSMAN: WALKER, INC.

1st MARINER BANK  
8843 BELAIR ROAD

DMW  
1st Mariner Bank  
8843 Belair Road  
Baltimore, MD 21206  
(410) 296-3333  
Fax: 296-4705  
A Team of Land Planners, Engineers, Surveyors & Environmental Professionals  
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

ZONING RELIEF REQUESTED

VARIANCE REQUESTED TO: 1. ALLOW A 100' TALL WALL MOUNTED SIGN TO PROJECT 30' FROM A WALL IN L&U 2. ALLOW THE SIGN TO BE 10' TALL 3. ALLOW THE SIGN TO BE 10' TALL 4. ALLOW THE SIGN TO BE 10' TALL 5. TO MODIFY CASE 10-04-01-01

1. A 100' TALL WALL MOUNTED SIGN TO PROJECT 30' FROM A WALL IN L&U

2. ALLOW THE SIGN TO BE 10' TALL

3. ALLOW THE SIGN TO BE 10' TALL

4. ALLOW THE SIGN TO BE 10' TALL

5. TO MODIFY CASE 10-04-01-01

6. TO MODIFY CASE 10-04-01-01

7. TO MODIFY CASE 10-04-01-01

8. TO MODIFY CASE 10-04-01-01

9. TO MODIFY CASE 10-04-01-01

10. TO MODIFY CASE 10-04-01-01

11. TO MODIFY CASE 10-04-01-01

12. TO MODIFY CASE 10-04-01-01

13. TO MODIFY CASE 10-04-01-01

14. TO MODIFY CASE 10-04-01-01

15. TO MODIFY CASE 10-04-01-01

16. TO MODIFY CASE 10-04-01-01

17. TO MODIFY CASE 10-04-01-01

18. TO MODIFY CASE 10-04-01-01

19. TO MODIFY CASE 10-04-01-01

20. TO MODIFY CASE 10-04-01-01

21. TO MODIFY CASE 10-04-01-01

22. TO MODIFY CASE 10-04-01-01

23. TO MODIFY CASE 10-04-01-01

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61. TO MODIFY CASE 10-04-01-01

62. TO MODIFY CASE 10-04-01-01

63. TO MODIFY CASE 10-04-01-01

64. TO MODIFY CASE 10-04-01-01

65. TO MODIFY CASE 10-04-01-01

66. TO MODIFY CASE 10-04-01-01

67. TO MODIFY CASE 10-04-01-01

68. TO MODIFY CASE 10-04-01-01

69. TO MODIFY CASE 10-04-01-01

70. TO MODIFY CASE 10-04-01-01

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Bucksway Road, 175' S of the c/l  
Cliffside Court  
(15 Bucksway Road)  
3<sup>rd</sup> Election District  
3<sup>rd</sup> Councilmanic District

Jonathan R. Elyachar, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-255-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jonathan R. and Jodie L. Elyachar. The Petitioners seek relief from Sections 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to lot line setback of 25 feet in lieu of the required 50 feet for a proposed addition, and an amendment to the Final Development Plan of Verdant Woods, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance

ORDER RECEIVED FOR FILING

Date

By

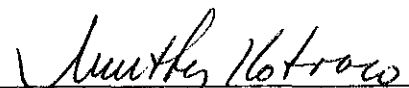
with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5<sup>th</sup> day of February, 1999 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to lot line setback of 25 feet in lieu of the required 50 feet for a proposed addition, and an amendment to the Final Development Plan of Verdant Woods, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

FILED  
2/5/99  
bjs



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

February 4, 1999

Mr. & Mrs. Jonathan R. Elyachar  
15 Bucksway Road  
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Bucksway Road, 175' S of the c/l Cliffside Court  
(15 Bucksway Road)  
3rd Election District – 3rd Councilmanic District  
Jonathan R. Elyachar, et ux - Petitioners  
Case No. 99-255-A

Dear Mr. & Mrs. Elyachar:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File







# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 15 Bucksway Rd Owings Hills  
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 To PERMIT A BUILDING TO LOT LINE SETBACK OF 25 FT. IN LIEU OF THE REQUIRED 50 FT (FOR A PROPOSED ADDITION) AND TO AMEND THE FINAL DEVELOPMENT PLAN OF VERDANT WOODS.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

### Legal Owner(s):

Name - Type or Print Jeanette R. Elyachar  
Signature \_\_\_\_\_  
Name - Type or Print Jodie L. Elyachar  
Signature \_\_\_\_\_

15 Bucksway Rd 410-581-772  
Address Telephone No  
Owings Hills MD 21117  
City State Zip Code

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Zoning Commissioner of Baltimore County

CASE NO. 99-255-A

REV 9/15/98

Reviewed By JL Date 1/4/99

Estimated Posting Date 1/17/99

ORDER RECEIVED FOR FILING  
2/2/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 15 Bucksway Rd  
City Owings Mills State MD Zip Code 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

We need to build a new bedroom for our daughter who has asthma and bad allergies. Her present bedroom has 2 outside walls which are underground. This new bedroom would have all walls above ground and would alleviate getting moisture and therefore mold in her bedroom. The place where we hope to build is really the only place to put the addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Jonathan R Elvachar  
Name - Type or Print

Signature

Jodie L Elvachar  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of January, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jonathan R Elvachar

Jodie L. Elvachar

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

1/4/99

Notary Public

My Commission Expires

3/1/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 15 Bucksway Rd  
City Owings Mills State Md Zip Code 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Jonathan R. Elyachar

Signature

Name - Type or Print

Jodie L. Elyachar

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Dec., 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jonathan R. Elyachar

Jodie L. Elyachar

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

12/15/98

Notary Public

My Commission Expires

3/1/99





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 15 Bucksway Rd Owings Mills  
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2. To Permit A Building to  
lot line setback of 25 Ft. in lieu of the required 50 Ft. (for a proposed addition) and to amend the final development plan of verdant woods.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

### Representative to be Contacted:

Name

Address

City

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99 day of 255-A that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 99-255-A

REV 9/15/98

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

Estimated Posting Date \_\_\_\_\_

ZONING DESCRIPTION FOR 15 BUCKSWAY ROAD

Beginning at a point on the West side of Bucksway Road at a distance of 175 feet South of the centerline of the nearest intersecting street, Cliffside Court. Being Lot #10, in the subdivision of Verdant Woods as recorded in Baltimore County Plat Book #49, Folio #28, containing 1.6± Acres. Also known as 15 Bucksway Road and located in the 3rd Election District.

255

99-255.A

CERTIFICATE OF POSTING

RE: CASE # 99-255-A

PETITIONER/DEVELOPER:

(Jodie Elyachar)

DATE OF HEARING/CLOSING:

(Feb. 1, 1999)

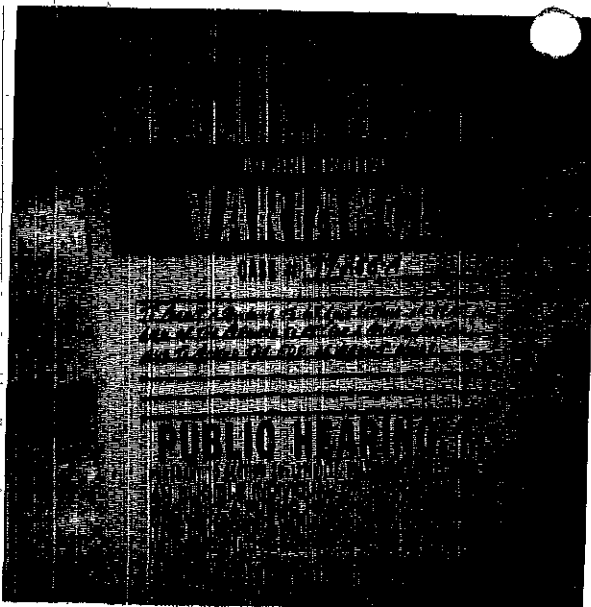
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
15 Bucksway Road Baltimore, Maryland 21117 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 1-16-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

  
[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_  
[Telephone Number]

BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 062426

JLL 255

DATE 1/4/99 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: ELYACHAR

FOR: RV FILING + AMEND FDP,

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS: ACTUAL TIME  
1/04/1999 1/04/1999 10:26:42

PL: 0600 CASHIER KILL NEW DRAFT  
5 MISCELLANEOUS CHN RECEIPT

Receipt # 061398 0813  
CF NO. 062426

100.00 CHECK  
Baltimore County, Maryland

49.255-A

CASHIER'S VALIDATION

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 255 -AAddress 15 BUCKSWAY RDContact Person: JOHN LEWIS  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/4/99Posting Date: 1/17/99Closing Date: 2/1/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 255 -AAddress 15 BUCKSWAY RD.Petitioner's Name ELYACHAR (JODIE AND JONATHAN) Telephone 410-581-7725Posting Date: 1/17/99Closing Date: 2/1/99

Wording for Sign: To Permit A BUILDING TO LOT LINE SETBACK OF 25 FT IN  
LIEU OF THE REQUIRED 50 FT. (FOR A PROPOSED ADDITION) AND TO  
AMEND THE FINAL DEVELOPMENT PLAN OF VERDANT WOODS,

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 255  
Petitioner: Jodie Elyachar  
Address or Location: 15 Bucksway Rd Owings Mills, Md 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jodie Elyachar  
Address: 15 Bucksway Rd  
Owings Mills, Md 21117  
Telephone Number: 410-581-7725

Revised 2/20/98 - SCJ

**99-255-A**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 29, 1999

Mr. & Mrs. Jonathan R. Elyacher  
15 Bucksway Road  
Owings Mills, MD 21117

RE: Item No.: 255  
Case No.: 99-255-A  
Location: 15 Bucksway Rd.

Dear Mr. & Mrs. Elyacher:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 15, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 19, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

255, 256, 257, AND 258

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 1/22/99

FROM: R. Bruce Seeley *RBS/gp*  
Permits & Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting for:

The Department of Environmental Protection and Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 255  
256  
258  
99-238-SPHA



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 1.12.93

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 255 (JLL)

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

AV  
2/1

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** January 19, 1999

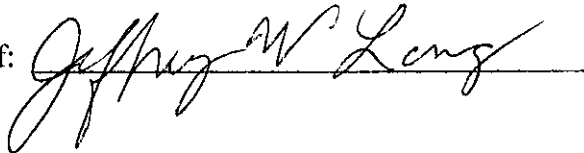
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): ~~255~~, 256, 257, and 258

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

EXISTING PRIVATE RESIDENCE OF PERRY SNYDER  
2405 VELVET RIDGE DRIVE



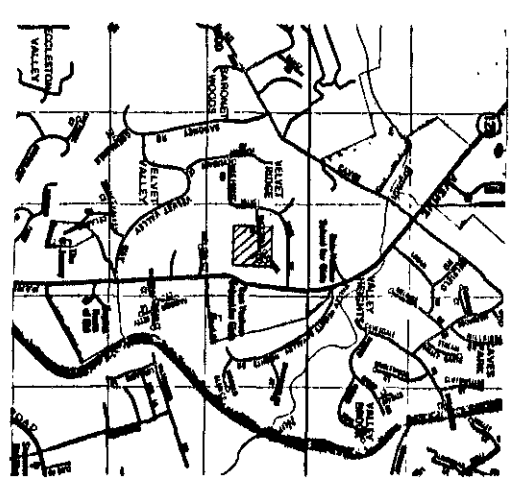
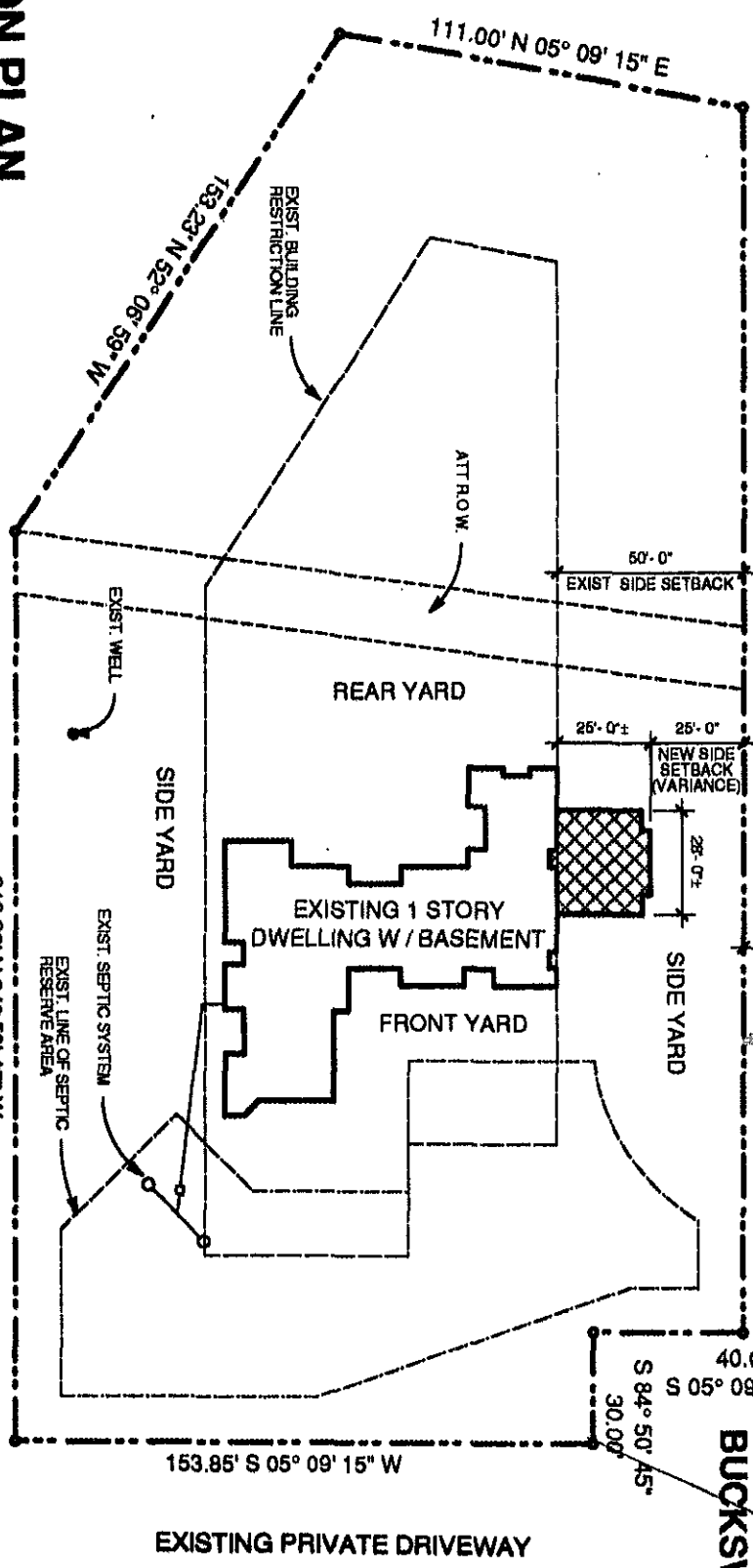
LOCATION PLAN

15 BUCKSWAY ROAD

OWNER:  
SUBDIVISION:  
SCALE:

MR. & MRS. JONATHON ELYACHAR  
VERDANT WOODS, LOT 10, PLAT BOOK E.H.K., JR. 49, FOLIO 28  
1" = 50'

EXISTING PRIVATE RESIDENCE OF WILLIAM FEINBLUM



Vicinity Map  
scale: 1" = 1000'

LOCATION INFORMATION

Councilmanic District: 3rd  
Election District: 3rd  
1"=200' scale map #: NW 12-E  
Zoning: RC-5  
Lot Size: 1.6± Acres 69,696 SF  
Sewer: Private  
Water: Private  
Chesapeake Bay Critical Are: No  
Prior Zoning Hearings: None

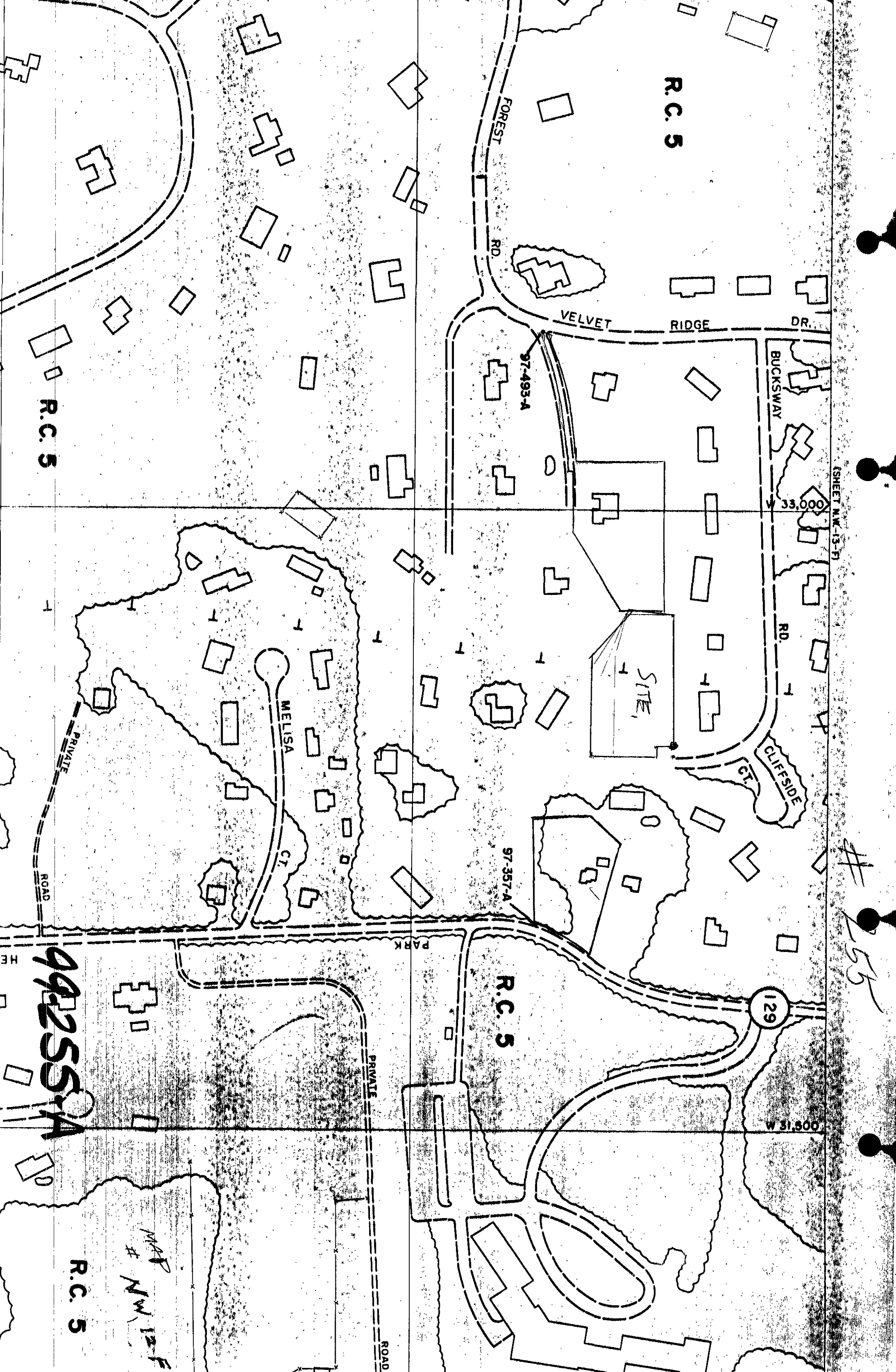
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

SL

255

99-255-A



R.C. 5

FOREST RD.

VELVET

RIDGE

DR.

BUCKSWAY

33,000

RD.

CLIFFSIDE CT.

SITE

97-493-A

97-357-A

MELISA CT.

PRIVATE ROAD

PARK

R.C. 5

129

W 31,500

PRIVATE ROAD

ROAD

R.C. 5

99255-A

R.C. 5

MAT # NW 125

SHEET NW-13-F

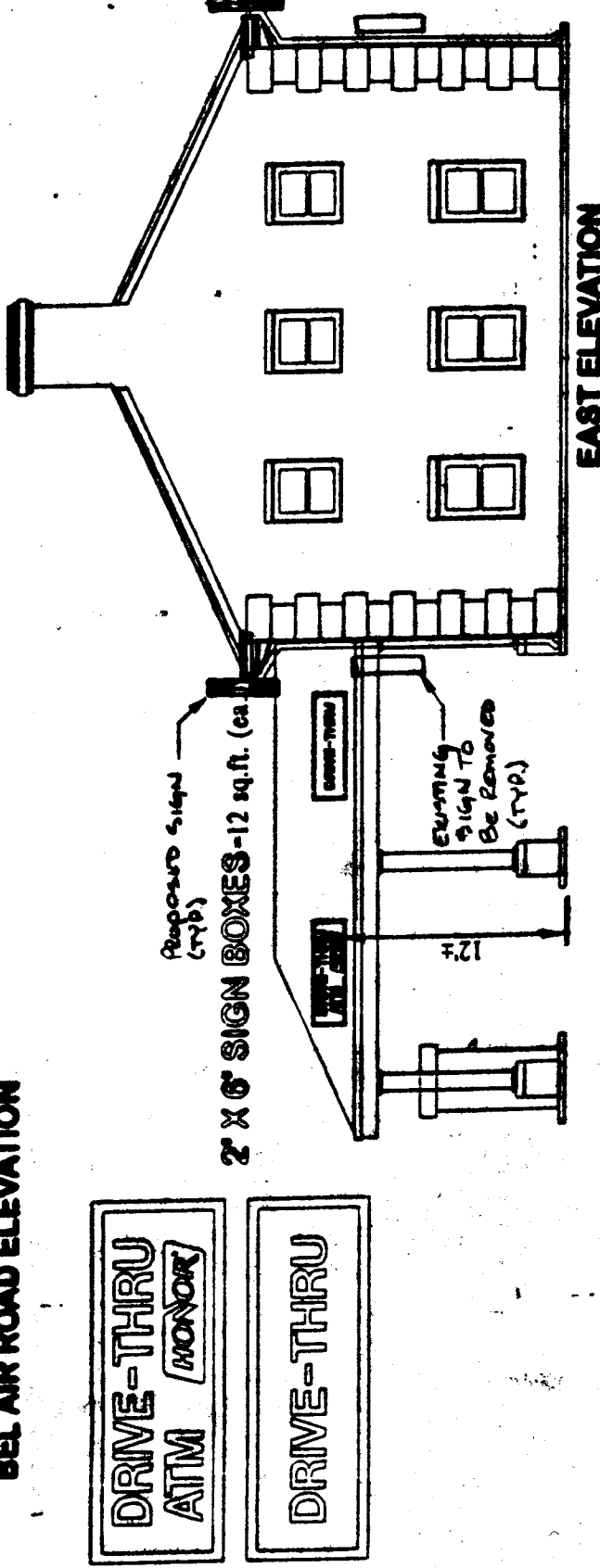
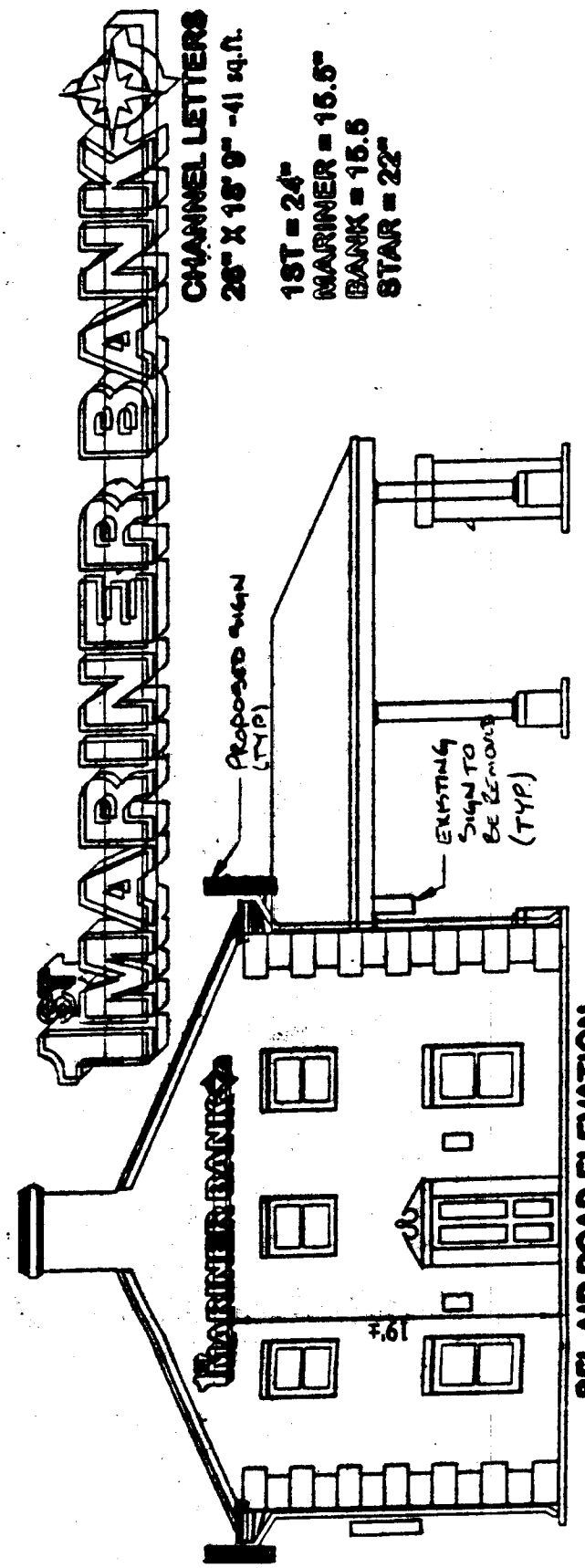
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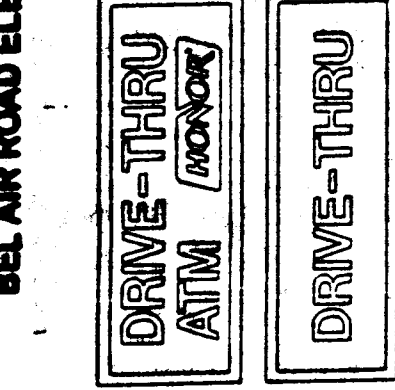
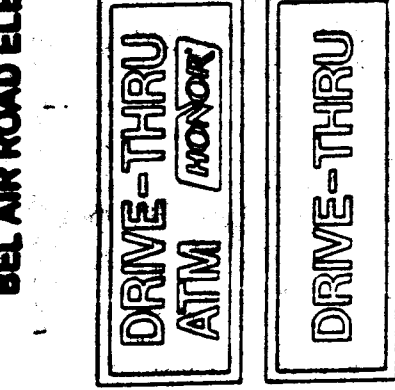
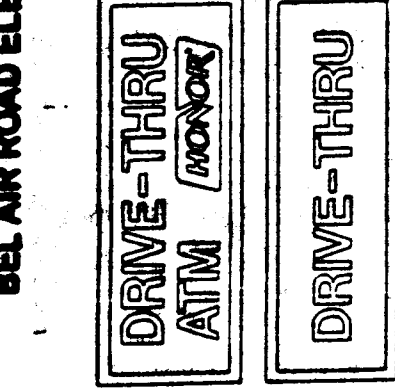
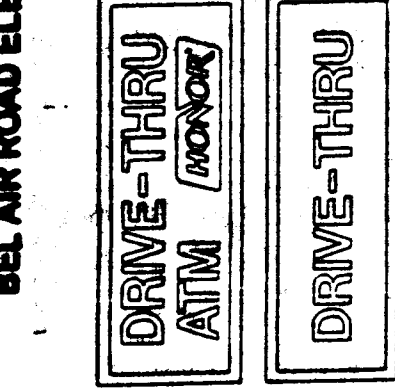
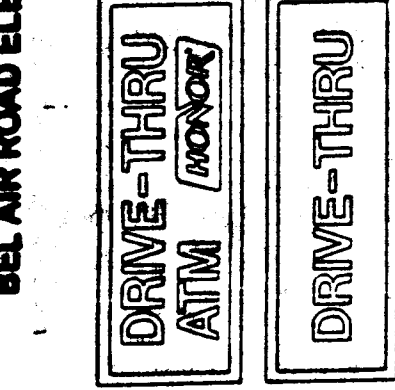
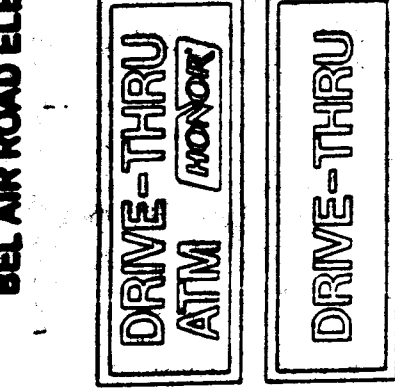
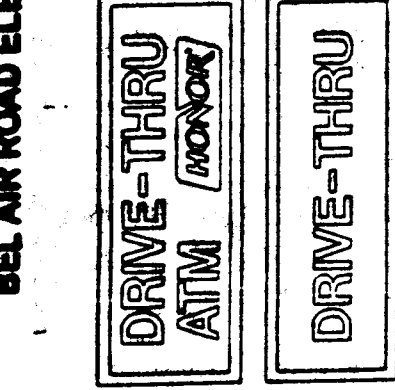
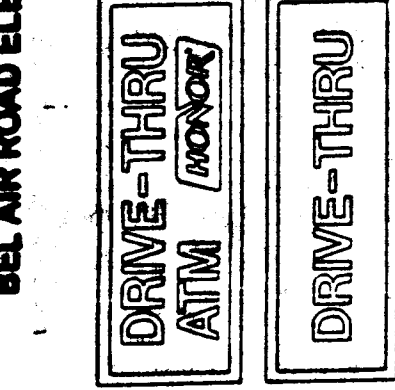
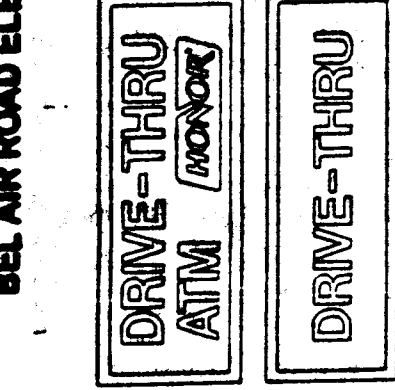
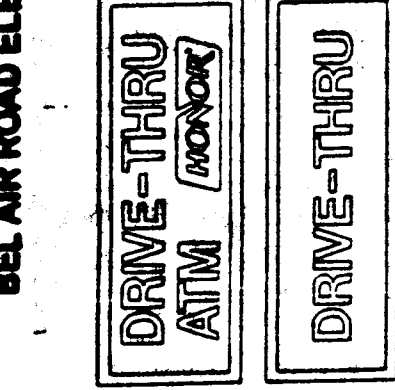
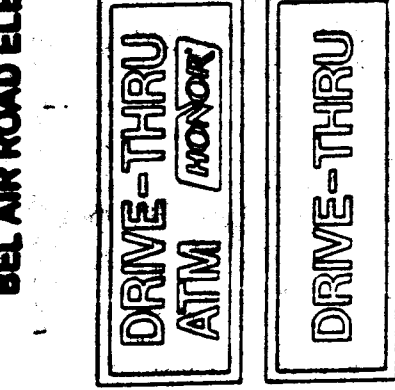
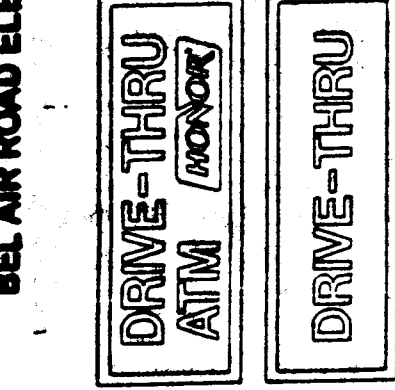
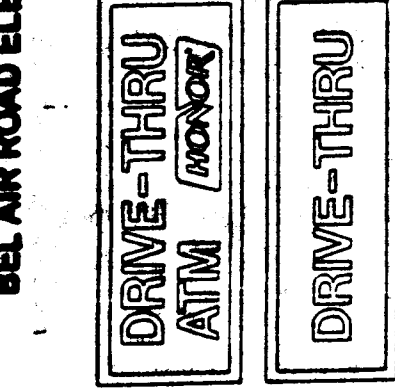
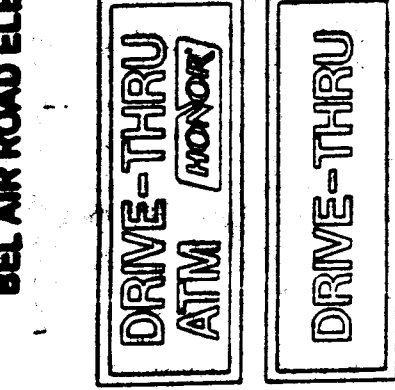
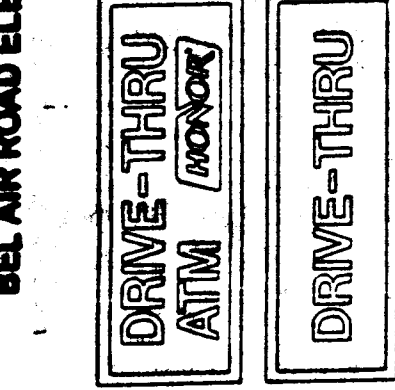
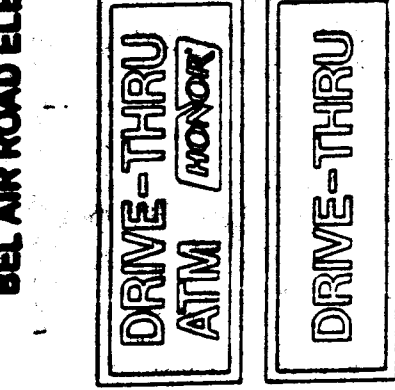
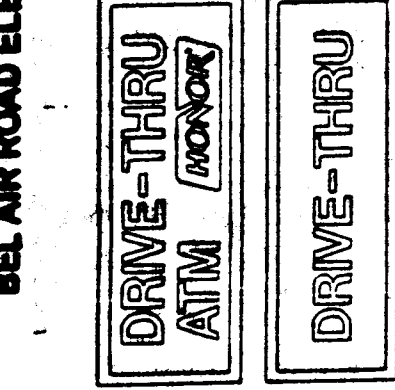
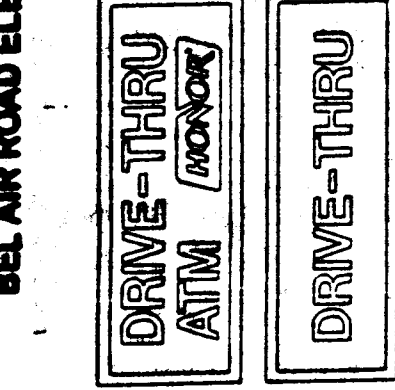
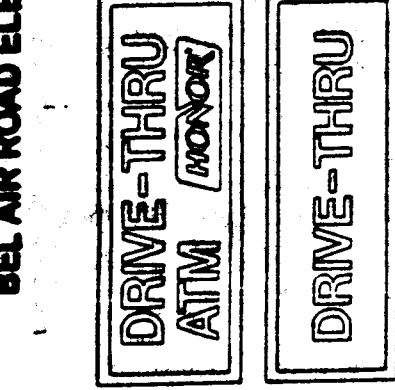
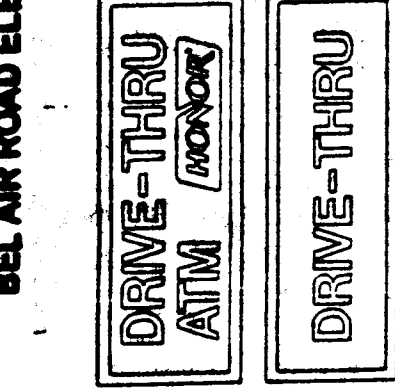
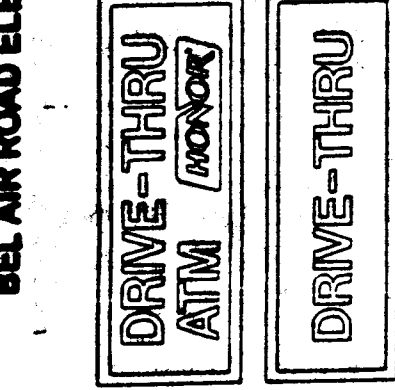
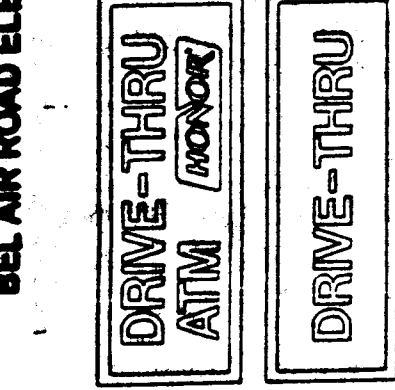
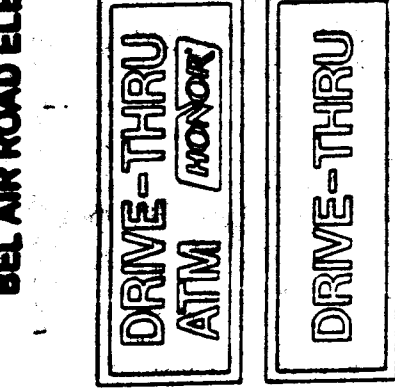
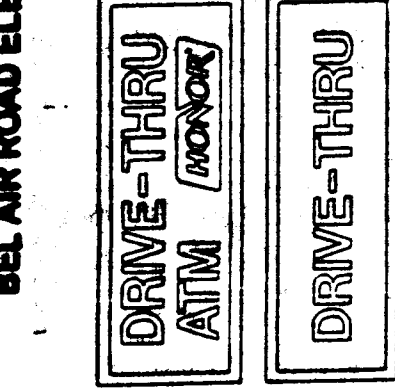
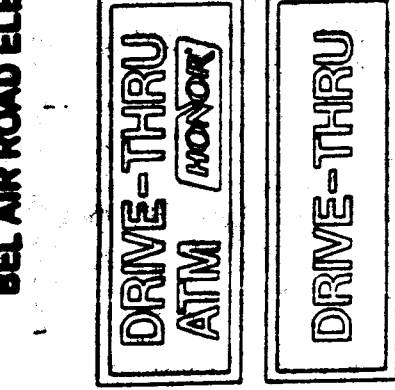
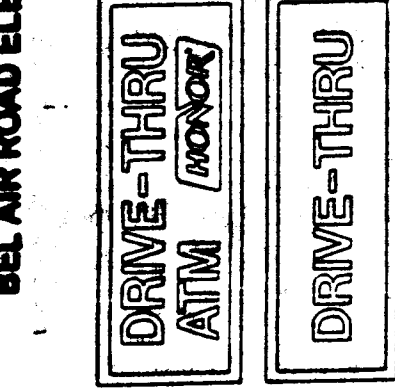
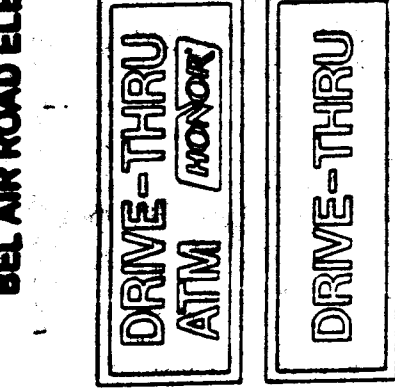
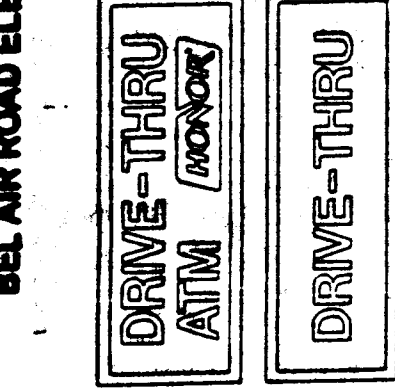
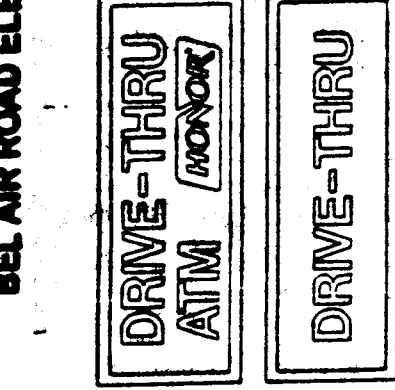
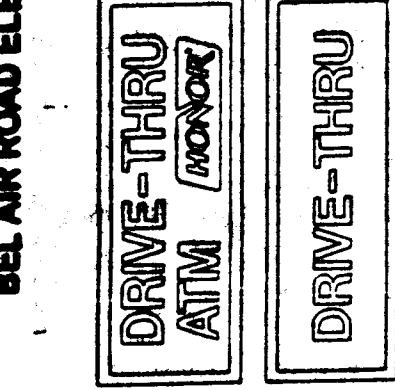
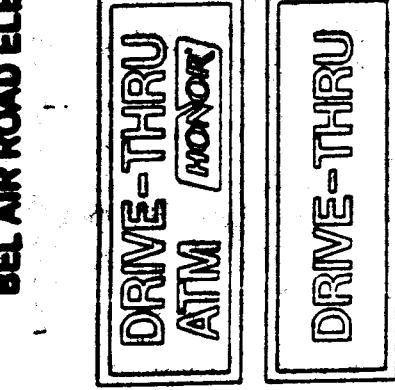
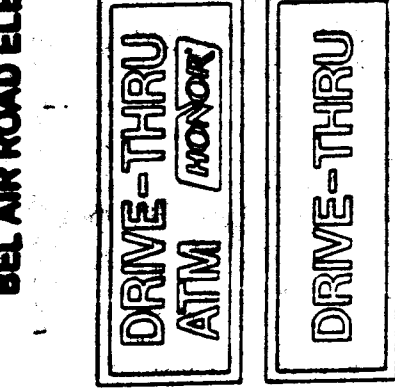
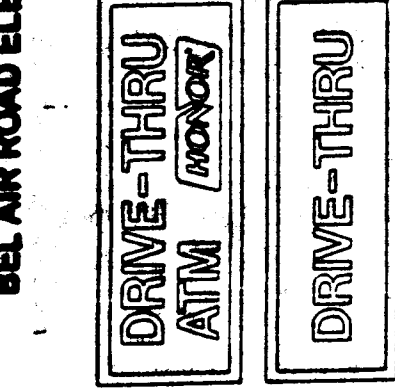
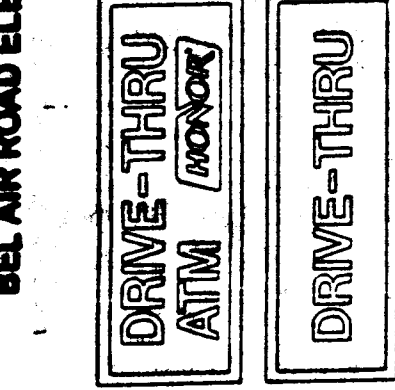
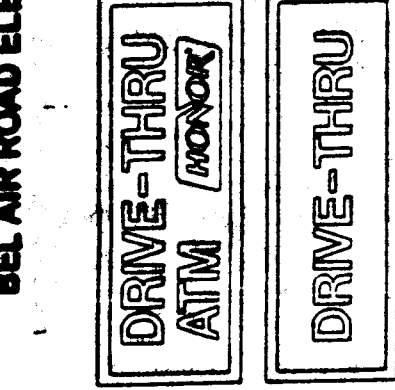
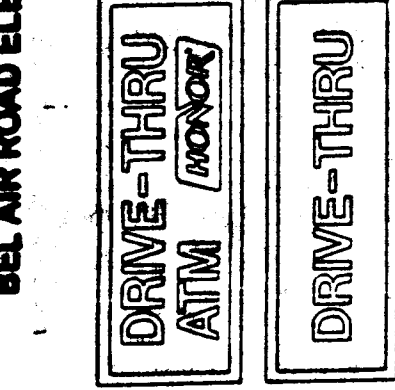
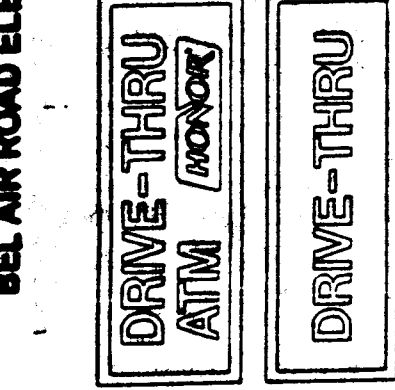
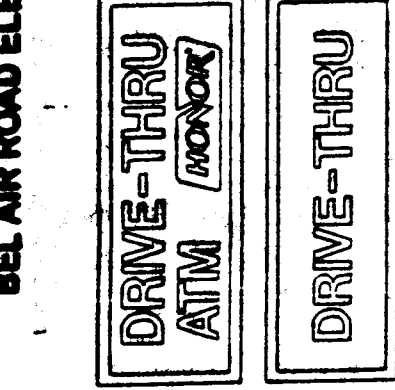
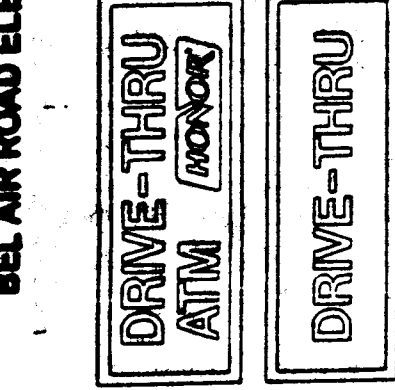
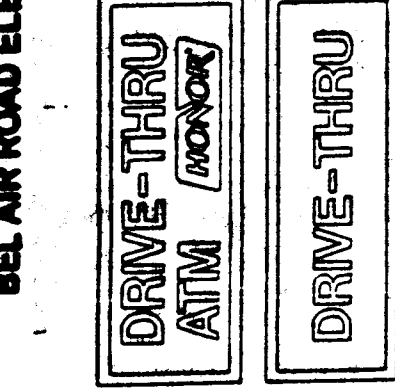
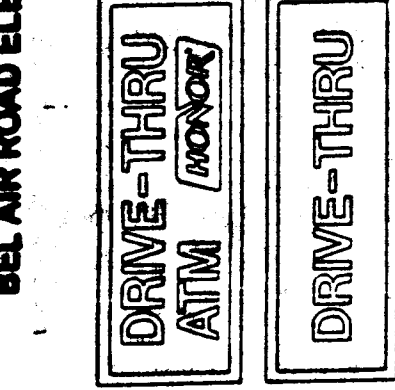
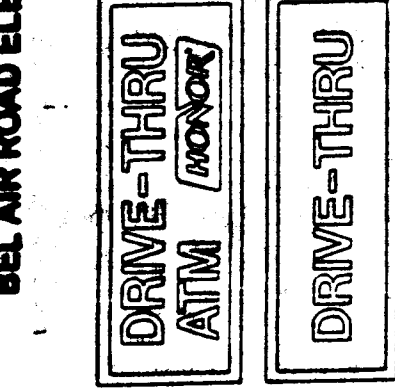
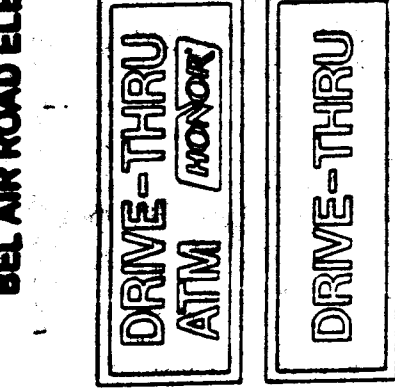
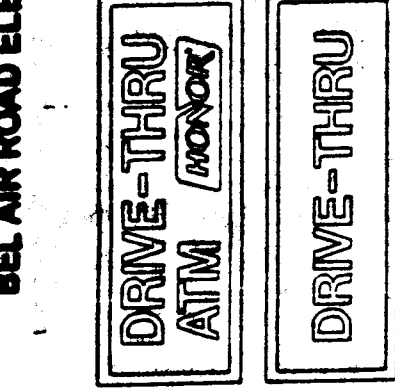
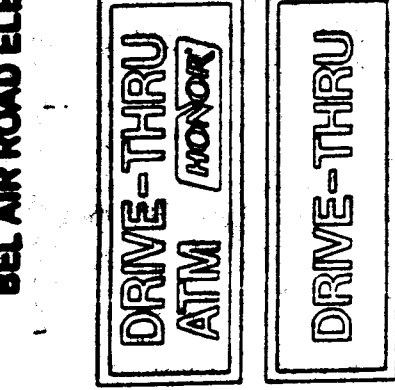
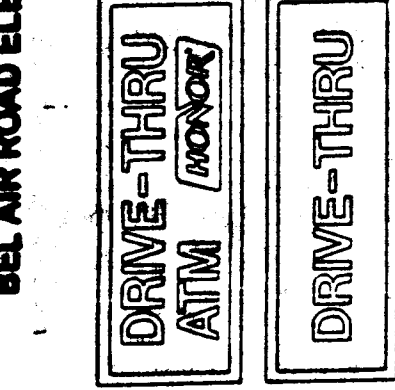
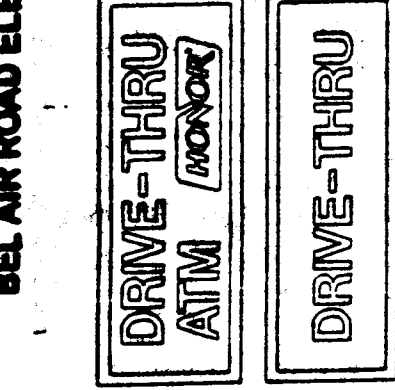
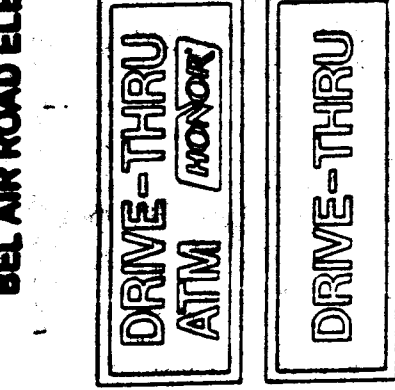
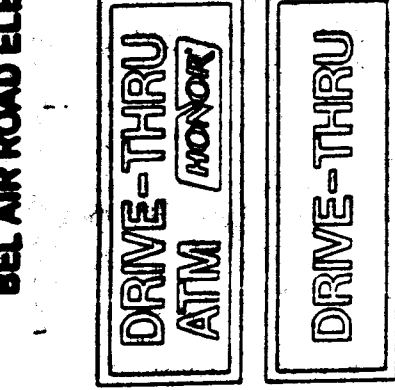
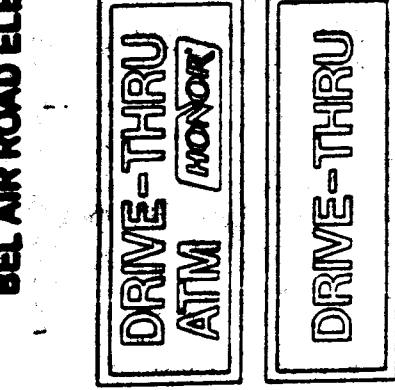
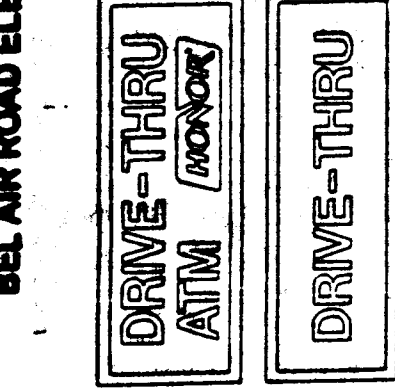
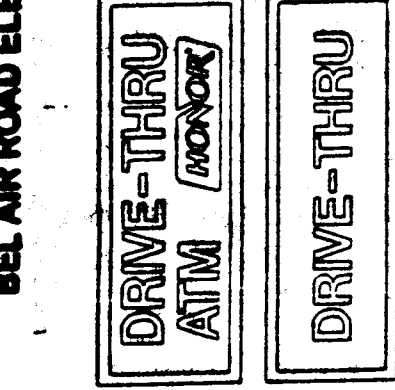
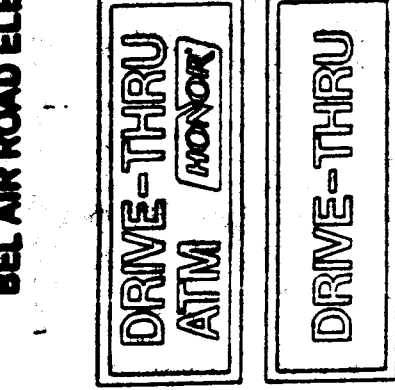
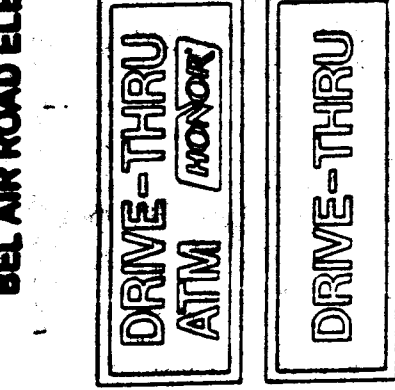
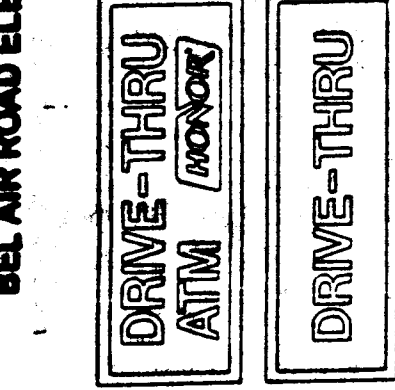
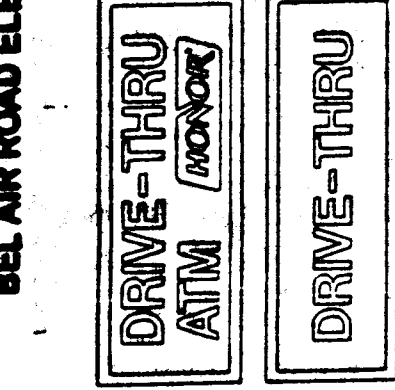
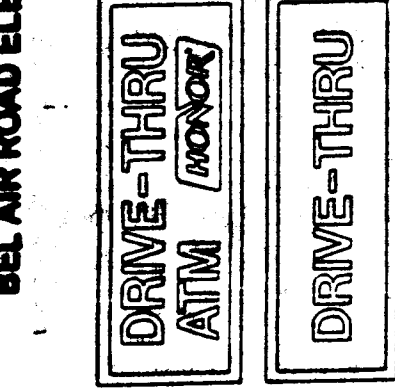
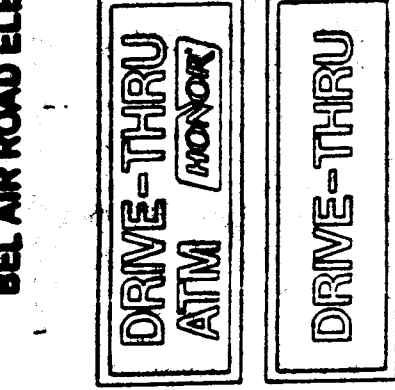
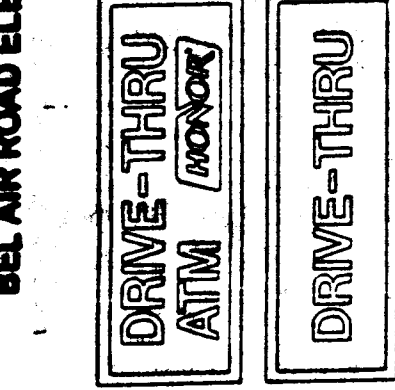
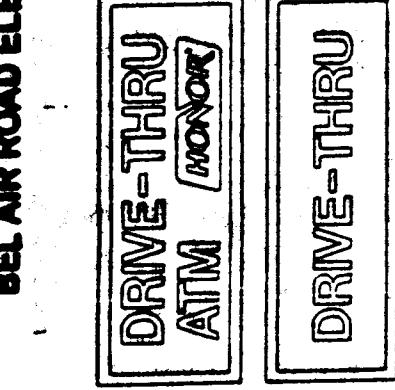
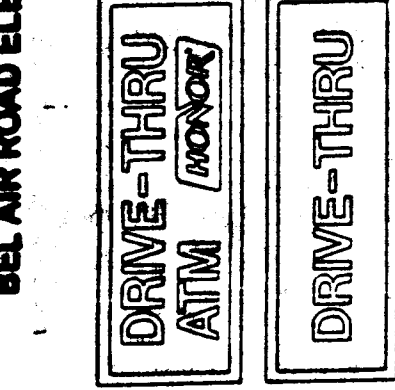
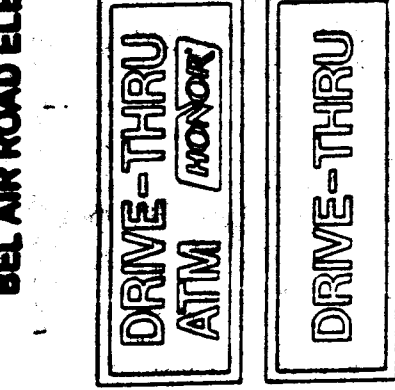
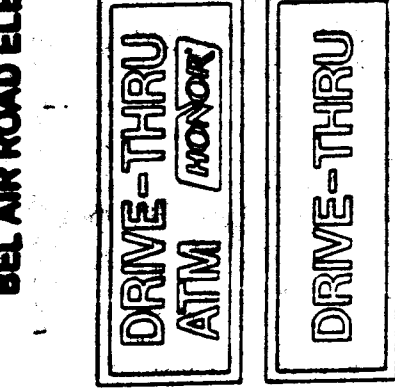
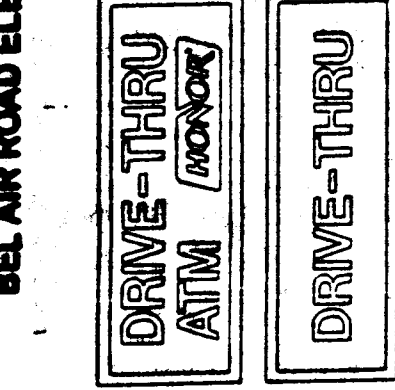
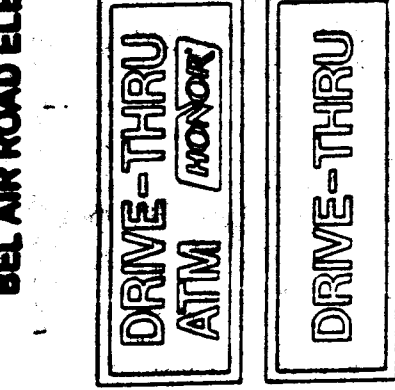
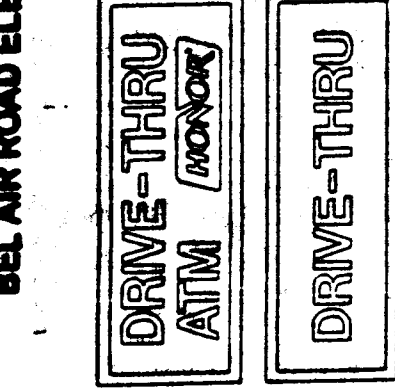
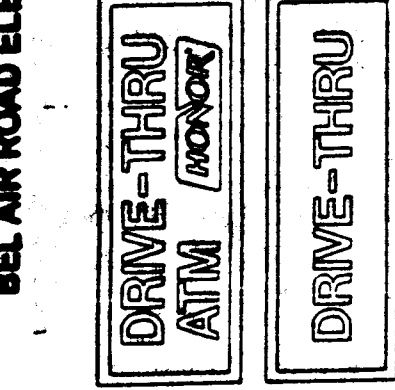
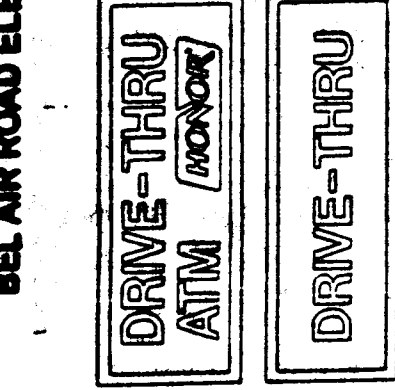
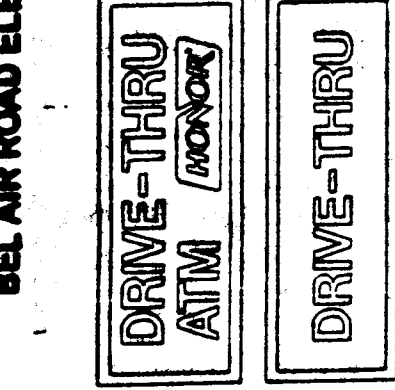
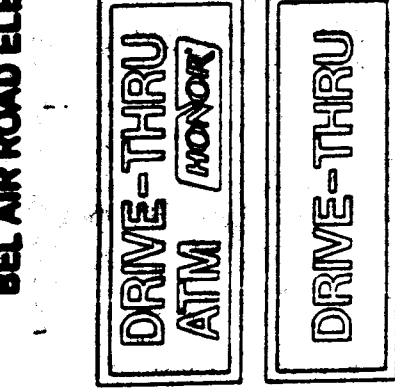
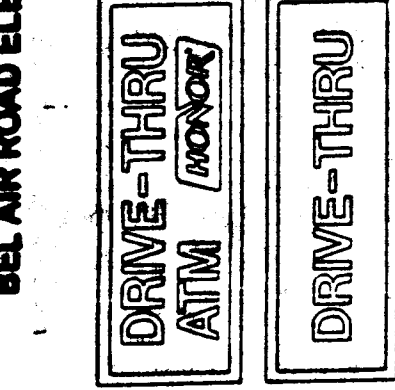
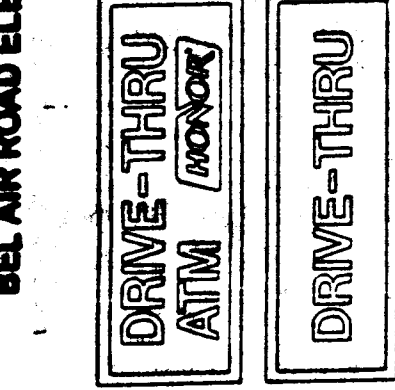
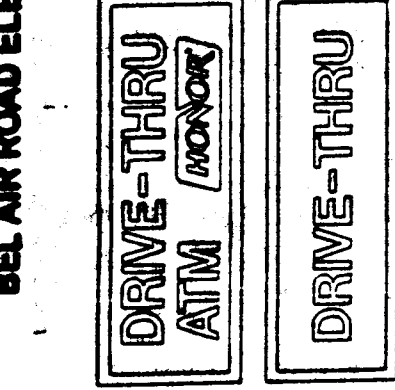
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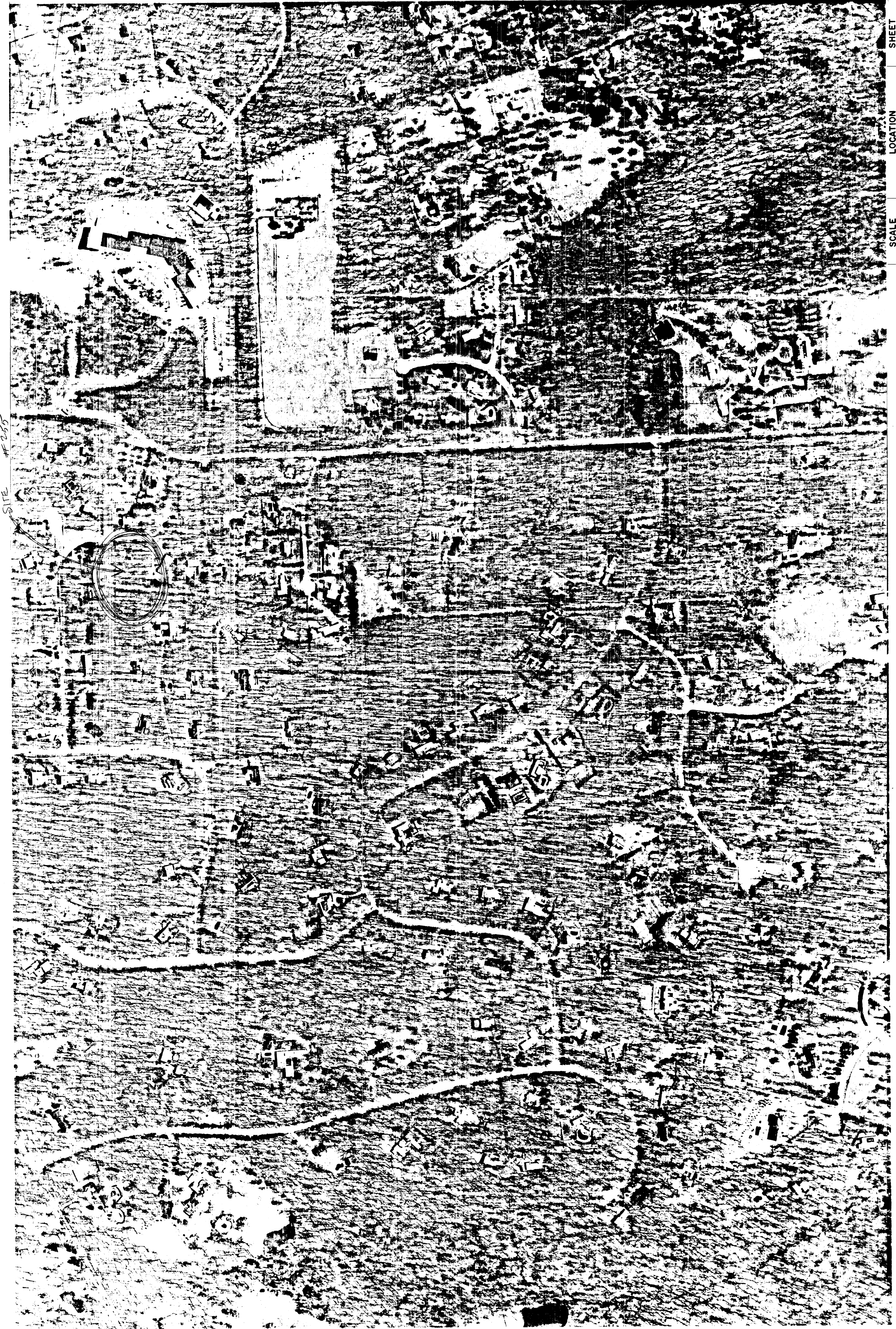
PROPOSED SIDE VIEW



EAST AND WEST (BELAIR ROAD)  
ELEVATION VIEWS  
NTS







SITE # 255

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP 99.255-A

SCALE 1" = 200' ±	LOCATION ECCLESTON P.O. CHATTOLANEE	SHEET NW 12-F
DATE OF PHOTOGRAPHY JANUARY 1966		